

**GENERAL MEETING OF THE BOARD OF DIRECTORS
OF THE
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY**

RESOLUTION NO. 15-084

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY
AGREEMENT OF CERTAIN PROPERTY IN TRAVIS COUNTY FOR THE 183
SOUTH / BERGSTROM EXPRESSWAY PROJECT
(PARCEL 154)**

WHEREAS, pursuant to and under the authority of Subchapter E, Chapter 370, Texas Transportation Code and other applicable law, the Central Texas Regional Mobility Authority ("Mobility Authority") has found and determined that to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways and the roadways of the State of Texas, public convenience and necessity requires acquisition of the fee simple, excluding any rights to the mineral estate, as that fee is described by metes and bounds and is described by reference in Exhibit 1 to this Resolution (the "Property"), owned by Knollwood on the Colorado Homeowners Association Inc. (the "Owner"), located adjacent to the US Hwy 183S in Travis County, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183 South / Bergstrom Expressway Project (the "Project"), as a part of the improvements to the Project; and

WHEREAS, an independent, professional appraisal report of the Property has been submitted to the Mobility Authority, and an amount has been established to be just compensation for the property rights to be acquired; and

WHEREAS, the Executive Director of the Mobility Authority, through agents employed or contracted with the Mobility Authority, has transmitted an official written offer to the Owner, based on the amount determined to be just compensation, and has entered into good faith negotiations with the Owner of the Property to acquire the Property; and

WHEREAS, the Owner has agreed to sell the Subject Property, and the Executive Director recommends paying \$1,000.00 to acquire the Owner's interest in the Subject Property.


NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Executive Director is authorized and directed to negotiate and execute a real estate contract to acquire the Subject Property from the Owner, in the form or substantially the form attached as Exhibit 1, and to negotiate and execute all other associated documents necessary to acquire the Owner's interest in the Subject Property for a total acquisition price of \$1,000.00.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 28th day of October, 2015.

Submitted and reviewed by:


Andrew Martin, General Counsel

Approved:



Ray A. Wilkerson
Chairman, Board of Directors

Exhibit 1 to Resolution 15-084

Description of Parcel 154

EXHIBIT __

County: Travis
Parcel No.: 154
Highway: US 183
Limits: From: East of U.S. 290
To: S.H. 71
RCSJ: 0151-09-039

PROPERTY DESCRIPTION FOR PARCEL 154

DESCRIPTION OF A 0.001 ACRE (38 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A TRACT OF LAND CONVEYED IN CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO MWI-KOC, LLC, AND RECORDED IN DOCUMENT NO. 2012013788 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAME BEING DESCRIBED AS A CALLED 0.245 ACRE TRACT OF LAND (LOT 1, BLOCK A), KNOLLWOOD ON THE COLORADO RIVER - SECTION ONE, AND RECORDED IN DOCUMENT NO. 200800244, OF THE O.P.R.T.C.TX., SAID 0.001 ACRE (38 SQ. FT.) PARCEL AS SHOWN ON THE ACCOMPANYING RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type II concrete monument found, on the existing east right-of-way line of U.S. Highway 183 (Ed Bluestein Blvd.) (variable width right-of-way), as conveyed to the State of Texas, and recorded in Document No. 2003065984, of the O.P.R.T.C.TX., said point being in an interior ell corner of said 0.245 acre tract;

THENCE S 77°50'28" W, with the existing east right-of-way line of said U.S. Highway 183, same being a west line of said 0.245 acre tract, a distance of 132.55 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set 197.41 feet left of E.C.S. 438+30.25**, on the proposed east right-of-way line of U.S. Highway 183, for the **POINT OF BEGINNING**, and the northeast corner of the parcel described herein;

- 1) **THENCE** S 25°35'37" W, over and across said 0.245 acre tract, with the proposed right-of-way line of said U.S. Highway 183, a distance of 7.63 feet to a 1/2-inch iron rod with TxDOT aluminum cap set 197.44 feet left of E.C.S. 438+37.82, said point being in the common line of said 0.245 acre tract, and a called 10.65 acre tract of land as conveyed in a Warranty Deed with Vendor's Lien to Sunbelt Cleveland Properties, LP, and recorded in Document No. 1999108339, of the O.P.R.T.C.TX., also being the south corner of the parcel described herein, from which a 1/2-inch iron rod found in concrete at the northeast corner of said 10.65 acre tract bears, S 65°02'24" E, a distance of 730.30 feet;

EXHIBIT __

County: Travis
Parcel No.: 154
Highway: US 183
Limits: From: East of U.S. 290
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PROPERTY DESCRIPTION FOR PARCEL 154

- 2) **THENCE** N 65°02'24" W, with said common line of 0.245 acre tract and 10.65 acre tract, a distance of 10.00 feet to a ½-inch iron rod with TxDOT aluminum cap found 187.44 feet left of E.C.S. 438+37.98 on the existing east right-of-way line of said U.S. Highway 183, same being the west corner of the parcel described herein;
- 3) **THENCE** N 77°50'28" E, with a distance of 12.65 feet to the **POINT OF BEGINNING** and containing 0.001 acre (38 sq.ft.) tract of land more or less.

** This monument may be replaced by a TxDOT Type II right-of-way upon the completion of the highway construction project under the supervision of a RPLS either employed or retained by TxDOT.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83(NonHARN).

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 19th of December, 2014 A.D.

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm Registration Number 10064300



William Reed Herring
Registered Professional Land Surveyor
No. 6355 - State of Texas



MWI-KOC, LLC
 DOC. NO. 2012013788
 O.P.R.T.C.TX.

EXISTING ROW LINE

P.O.C.

JAMES BURLESON SURVEY NO. 19,
 ABSTRACT NO. 4

sign

"PARCEL 77B"
 STATE OF TEXAS
 DOC. NO. 2003065984
 O.P.R.T.C.TX.

THE KNOLLWOOD ON
 THE COLORADO RIVER
 LOT SECTION ONE
 CALLED 1' BLOCK A
 DOC. NO. 200800244
 O.P.R.T.C.TX.
 S77° 50' 28" W
 132.515'
 (145.23')

P.O.R.
 IN CONCRETE



GRAPHIC SCALE,
 SCALE: 1" = 50'
 TRAVIS COUNTY, TEXAS
 CITY OF AUSTIN

SUNBELT CLEVELAND
 PROPERTIES, L.P.
 CALLED 10.65 ACRES
 DOC. NO. 1999108339
 O.P.R.T.C.TX.

LOT 1, BLOCK A
 PERFORMANCE
 TRUCK SUBDIVISION
 10.00 ACRES
 DOC. NO. 199900379
 O.P.R.T.C.TX.

SEE
 DETAIL "A"

(154)

EXISTING ROW LINE

"PARCEL 76"
 STATE OF TEXAS
 DOC. NO. 2001168148
 O.P.R.T.C.TX.

APPROXIMATE LOCATION OF SURVEY LINE

ED BLUESTEIN BLVD.
 U.S. HIGHWAY 183
 (VARIABLE WIDTH R.O.W.)

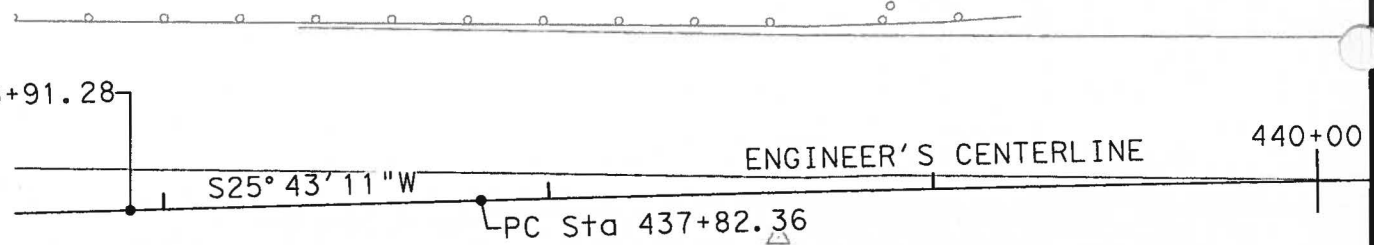
JESSE C. TANNEHILL LEAGUE,
 ABSTRACT NO. 22

PP-4-37

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TxDOT TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
- ▣ TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TxDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- COTTON SPINDLE FOUND
- △ CALCULATED POINT
- ⬡ FENCE POST
- ℓ PROPERTY LINE
- ℓ CENTER LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.T. POINT OF TERMINATION
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TX.
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TX.
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- +— ACCESS DENIAL LINE (C. OF A. LINE) ["C.O.A."], ["A.D.L."]

PT Sta 436+91.28



12/19/2014
 PAGE 3 OF 4



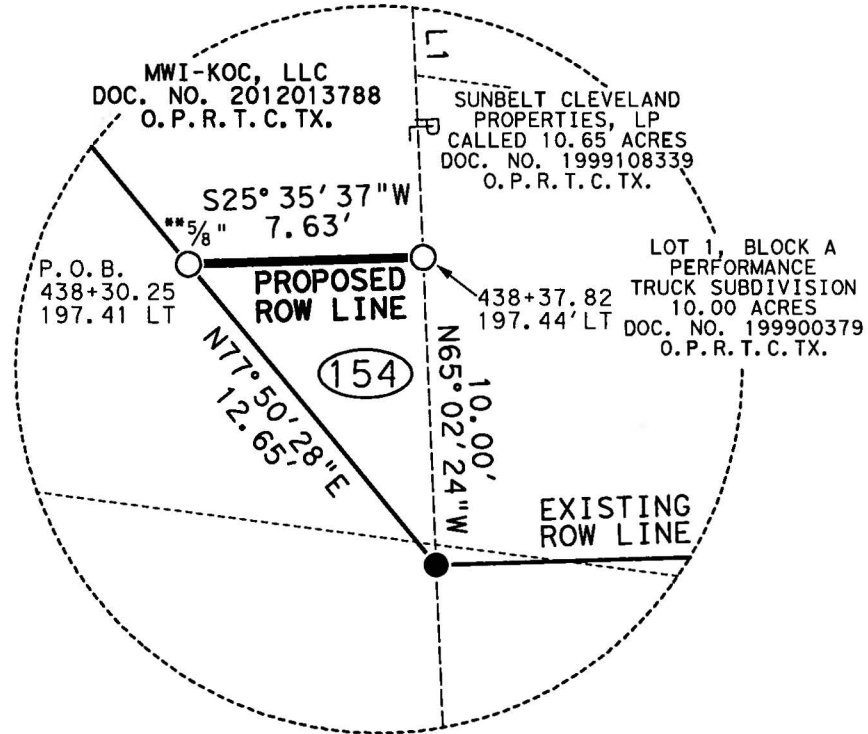
4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax (512) 326-3029
 Texas Firm Registration No. 10084300

RIGHT-OF-WAY SKETCH SHOWING
 PARCEL 154
 0.001 AC. (38 SQ. FT.)
 RCSJ NO. 151-09-039

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TxDOT TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
- ◻ TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TxDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- COTTON SPINDLE FOUND
- △ CALCULATED POINT
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- +—+— ACCESS DENIAL LINE (C. OF A. LINE) ["C.O.A."], ["A.D.L."]

DETAIL "A"
NOT TO SCALE



** This monument may be replaced by a TxDOT Type II right-of-way upon the completion of the highway construction project under the supervision of a RPLS either employed or retained by TxDOT.

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
 2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (NAD 83), ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
 3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TxDOT AERIAL SURVEY DIGITAL FILES.
 4. ALL VOLUME NUMBERS REFER TO THE DEED RECORDS OF TRAVIS COUNTY, TEXAS UNLESS OTHERWISE NOTED.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S65° 02' 24" E	730.30'



12/19/2014
PAGE 4 OF 4

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William Reed Herring
WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

12/19/2014
DATE



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RIGHT-OF-WAY SKETCH SHOWING
PARCEL 154
0.001 AC. (38 SQ. FT.)
RCSJ NO. 151-09-039